



**The Maples, East Ruston Road, Honing  
North Walsham NR28 9QW**



**welcome to**

**The Maples, East Ruston Road, Honing, North Walsham**

This spacious three bedroom link detached house set in the village of Honing has ample driveway parking, single garage and would make an ideal family home!



This modern, three bedroom link detached house set in the village of Honing would make an ideal family home with links to North Walsham, coastal villages and the Norfolk Broads. The property offers accommodation comprising entrance hall, cloakroom, lounge/diner and kitchen on the ground floor. The first floor boasts three double bedrooms and re-fitted family bathroom. Externally, the property boasts ample driveway parking, a linked single garage and landscaped front and rear, private gardens. This would make an ideal family home, in a desirable village that boasts a village hall and a primary school.

### Entrance Hall

Door to the front aspect, stairs to the first floor, understairs cupboard, radiator and solid wood flooring.

### Cloakroom

Suite comprising wash hand basin and WC, double glazed window to the front aspect, storage and tiled flooring.

### Lounge

21' 11" x 11' 11" (6.68m x 3.63m)

Double glazed window to the front aspect, electric fire, TV and telephone point, dado rail, patio doors and solid wood flooring.

### Kitchen

9' 11" x 9' 5" (3.02m x 2.87m)

Fitted kitchen with range of wall and base units and work surfaces over, integrated Bosch appliances including fridge, washing machine, dishwasher and electric oven. Electric hob with cooker hood above, ceramic sink drainer, tiled splashbacks, double glazed window to the rear aspect, door to the side aspect, radiator and tiled flooring.

### First Floor Landing

Stained glass window to the side aspect, access to the loft and carpeted flooring.

### Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to the rear aspect, radiator and wooden flooring.

### Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Double glazed window to the front aspect, radiator and wooden flooring.

### Bedroom Three

9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window to the rear aspect, radiator and wooden flooring.

### Family Bathroom

Suite comprising bath with mixer tap and shower over, wash hand basin, bidet and WC, double glazed window to the front aspect, airing cupboard with tank, part tiled walls and tiled flooring.

### Exterior

To the front of the property is a gravel driveway, lawn, trees and bushes. Single garage with up and over door, power, light and loft space. The rear garden has a patio with seating area, shingle, palm tree, bushes and shrubs.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **The Maples, East Ruston Road, Honing North Walsham**

- Link Detached House
- Garage & Driveway Parking
- Private, Landscaped Rear Garden
- Three Generous Bedrooms
- Family Bathroom & Cloakroom
- Semi-Rural Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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